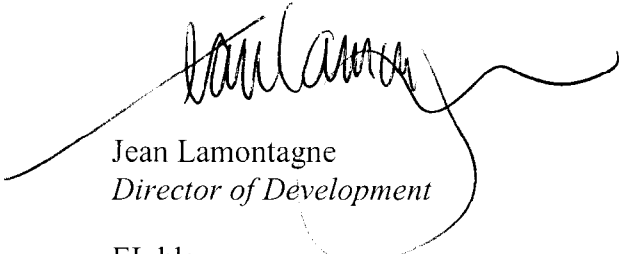




To: Planning Committee **Date:** February 12, 2007
From: Jean Lamontagne **File:** RZ 05-320327
Director of Development
Re: **Application by Westmark Developments Ltd. for Rezoning at 7300 and
7340 Blundell Road from Single-Family Housing District, Subdivision
Area E (R1/E) to Townhouse District (R2-0.6)**

Staff Recommendation

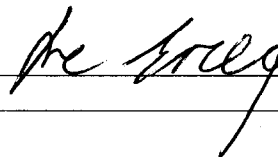
That Bylaw No. 8149, for the rezoning of 7300 and 7340 Blundell Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2-0.6)”, be introduced and given first reading.


Jean Lamontagne
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Westmark Developments Ltd. has applied to the City of Richmond for permission to rezone 7300 and 7340 Blundell Road (**Attachment 1**) from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2-0.6)” in order to permit the development of 11 two-storey townhouses on the site. The current application, prepared in conjunction with the adjacent application for 7360/7380/7420 Blundell Road, proposes to share driveways, outdoor amenity area, and garbage and recycling facility (**Attachment 2**).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

Surrounding Development

- To the North: Across Blundell Road, are larger apartment buildings typically three-storeys over parking in height, zoned Townhouse & Apartment District (R3);
- To the East: Single-family residential lots zoned Single-Family Housing District, Subdivision Area E (R1/E). It is understood that a recent rezoning application has been made on the adjacent lots to the west (i.e. 7360/7380/7420 Blundell Road) by a different applicant (RZ 05-320332);
- To the South: On the north side of Sunnymede Crescent, are single-family residential lots zoned Single-Family Housing District, Subdivision Area E (R1/E); and
- To the West: A 14-unit townhouse development zoned Comprehensive Development District (CD/22).

Related Policies & Studies

Broadmoor Area - Sunnymede North Sub-Area Plan

The Sunnymede North Sub-Area (**Attachment 4**) is a ‘Development Permit Area’ and there are specific Development Permit Guidelines that supplement the General Multi-Family Development Permit Guidelines (i.e. Section 9.3) contained in Schedule 1 of Bylaw 7100 the Official Community Plan (OCP). The guidelines promote a coordinated approach to multi-family housing in the Sunnymede North Sub-Area, control access onto Blundell Road, and exercise greater control over the form and character of development to ensure a harmonious transition between the medium density residential district to the north in the City Centre and the low density single-family area to the south in Broadmoor. The preliminary design complies with the sub-area plan in terms of access point and proposed building massing. Further consideration of Development Guidelines will take place at the Development Permit stage of the process.

Arterial Road Redevelopment and Lane Establishment Policies

The rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies, as it is a multiple-family residential redevelopment proposal on a major arterial road where there is a predominant presence of other previous approved development of a similar nature. The proposal also meets the location criteria for new multiple-family residential development since the subject site:

- i. is located along a major arterial road;
- ii. exceeds the minimum 50 m frontage with approximately 50.16 m frontage;
- iii. continues the pattern of townhouse development established on the adjacent property to the west;
- iv. all single-family residential lots on the south side of Blundell Road between Gilbert and No. 3 Roads are within the Sunnymede North Development Permit Area and have similar development potential as the subject site;
- v. benefits from public transit available along Blundell Road; and
- vi. is within walking distance of commercial services on Blundell Road at No. 2 and No. 3 Roads.

Staff Comments

No significant concerns have been identified through the technical review. The list of rezoning conditions is included as **Attachment 5**. The developer has agreed to these conditions as evidenced by his signed acceptance. A preliminary site plan, streetscape elevations, and landscape plan are enclosed for reference (**Attachment 6**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit and Building Permit.

Analysis

Project Description

Eleven (11) two-storey townhouse units are proposed; three (3) two-storey duplexes fronting Blundell Road and two (2) duplexes, plus one (1) detached unit facing the internal driveway. Every unit has two (2) side-by-side parking spaces. Vehicle access and outdoor amenity area are to be shared with the development at 7360/7380/7420 Blundell Road at the middle of the five (5) lots. A shared garbage/recycling enclosure is also proposed on the east side of the shared driveway.

Conditions of Adjacency

The building form of the subject proposal is consistent with approved developments to the east and west. Although "Townhouse District (R2 – 0.6)" permits three-storey structures (up to 11 m in height), the subject development proposes only two-storey buildings. The two-storey units together with the proposed 5.25 m rear yard setback provide a great transition to the existing single-family homes to the south. The two-storey massing will be controlled through the Development Permit process.

Density

“Townhouse District (R2-0.6)” is recommended for consistency with arterial road redevelopment elsewhere in the city. The allowable density of 0.6 is compatible with the existing 0.55 to 0.58 density permitted to the east and west through “Comprehensive Development Zones 21 and 22 (CD/21 and CD/22). The maximum lot coverage of 40% is higher than the existing 36% permitted in CD/21 and CD/22 but is offset by all building being two-storey. The developer is proposing deeper rear yard setback and two (2) parking stalls per unit (only 1.5 stalls per unit is required for multiple-family developments under the CD zones), staff have no objection to the proposed density.

Trees Retention and Replacement

An arborist report (**Attachment 7**) has been submitted and reviewed by City staff. The following Table summarizes the findings of the Arborist Report.

Tree Summary Table

Item	Number of Trees	Compensation Rate	Compensation Required	Comments
Total on site bylaw trees	41	-	-	-
Bylaw trees to be removed	36	2:1	72	To be removed, due to conflicts with proposed building locations, internal roadways and driveways, or poor health of the tree.
Trees to be retained, based on current site plan	5	-	-	Tree protection barriers have already been installed and will remain on site until the construction of the future dwellings is completed.

The applicant is proposing to plant 45 new trees on site, 23 new trees on the adjacent development to the east, and provide a cash contribution in the amount of \$2,000 to the Tree Compensation Fund in-lieu of 4 replacement trees. This can be considered acceptable on the basis that the applicant has made an effort to retain five (5) existing bylaw-size trees on site. **Attachment 6** illustrates the proposal with a preliminary landscape plan. The detailed landscape design will be further refined as part of the Development Permit application process.

Vehicle Access

The Sunnymede Sub Area Plan "Access Points Map" (**Attachment 8**) identifies that an access point for this grouping of five (5) lots (7300/7340/7360/7380/7420 Blundell Road) is generally to be in the middle of the parcel. The location of the access point is approximately 40 m from Moffatt Road and is considered in compliance with the Sub Area Plan. The proposed driveway is to be shared between the subject development and the proposed multiple family development to the east. A cross-access agreement is required for the shared access and will include language to ensure that the shared driveway would be construct with the first development regardless of the status of the second development.

Indoor Amenity Space

In lieu of the provision of indoor amenity space a contribution is being made to the City in the amount of \$1,000 per unit, for a total contribution of \$11,000.

Outdoor Amenity Space

The outdoor amenity areas for the subject proposal and the proposed development to the east are configured to be shared between the two (2) developments. The size and the location of this common open space is appropriate in serving all the residents within the two (2) proposed townhouse developments. A cross-access easement is required and at Development Permit stage, the design of the amenity area would be made to ensure that no fence is placed to divide the area.

Garbage & Recycling

The developer is proposing to locate the garbage and recycling enclosures on the adjacent property to the east and share the use of these facilities with the proposed multiple family development to the east. A cross-access agreement is required and will include language to ensure that the garbage and recycling enclosures would be construct with the first development regardless of the status of the second development.

Affordable Housing

Affordable housing units are not proposed to be built due to the small scale of development. To meet City objectives, a contribution of \$0.60 per buildable ft² (e.g., approximately \$8,907) is being made to the City's Affordable Housing Reserve Fund.

Flood Indemnity Covenant

Registration of a Flood Indemnity Covenant with a minimum Building Elevation Requirement of 0.9 m geodetic is required.

Site Servicing

An independent review of servicing requirements (storm and sanitary) has concluded that no upgrades to the existing systems are required to support the proposed development. However, the developer is required to provide contributions to cover proportionate share of upgrade costs to storm and water (\$28,458.43 for storm and \$7,206.65 for water).

The developer is also required to dedicate land for (approx. 3 m by 1.05 m into the site's north property line) and construct a bus stop pad at the existing east bound bus stop on the far side of Moffatt Road. Creation of the bus stop pad will be done via a City Work Order at time of Building Permit (currently a cost of \$1,500). Payment of \$6,000 towards a future decorative bus shelter at the current bus stop is also required.

Variance

A variance is shown to reduce the front yard setback for a portion of one of the tree buildings along Blundell Road due to road dedication for a 3 m x 1.05 m bus pad. This will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping. However, the variance can be considered on the basis that the proposed variance is a result of a dedication of land for public use.

Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the development is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level.

At the time of Development Permit, details that will need to be addressed include:

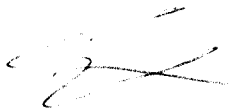
- Guidelines for the issuance of Development Permits for multiple-family projects are contained in Section 9.3 (Multiple-Family Guidelines) and Schedule 2.6C (Sunnymede North Sub-Area Plan) of the OCP Bylaw 7100;
- Location of garbage and recycling facilities, site signage etc. are to be considered;
- Review of units providing opportunities for conversion to accommodate wheelchair accessibility;
- Finalized tree retention/replacement strategy; and
- Landscaping design in accordance with the Official Community Plan (OCP).

Financial Impact or Economic Impact

None.

Conclusion

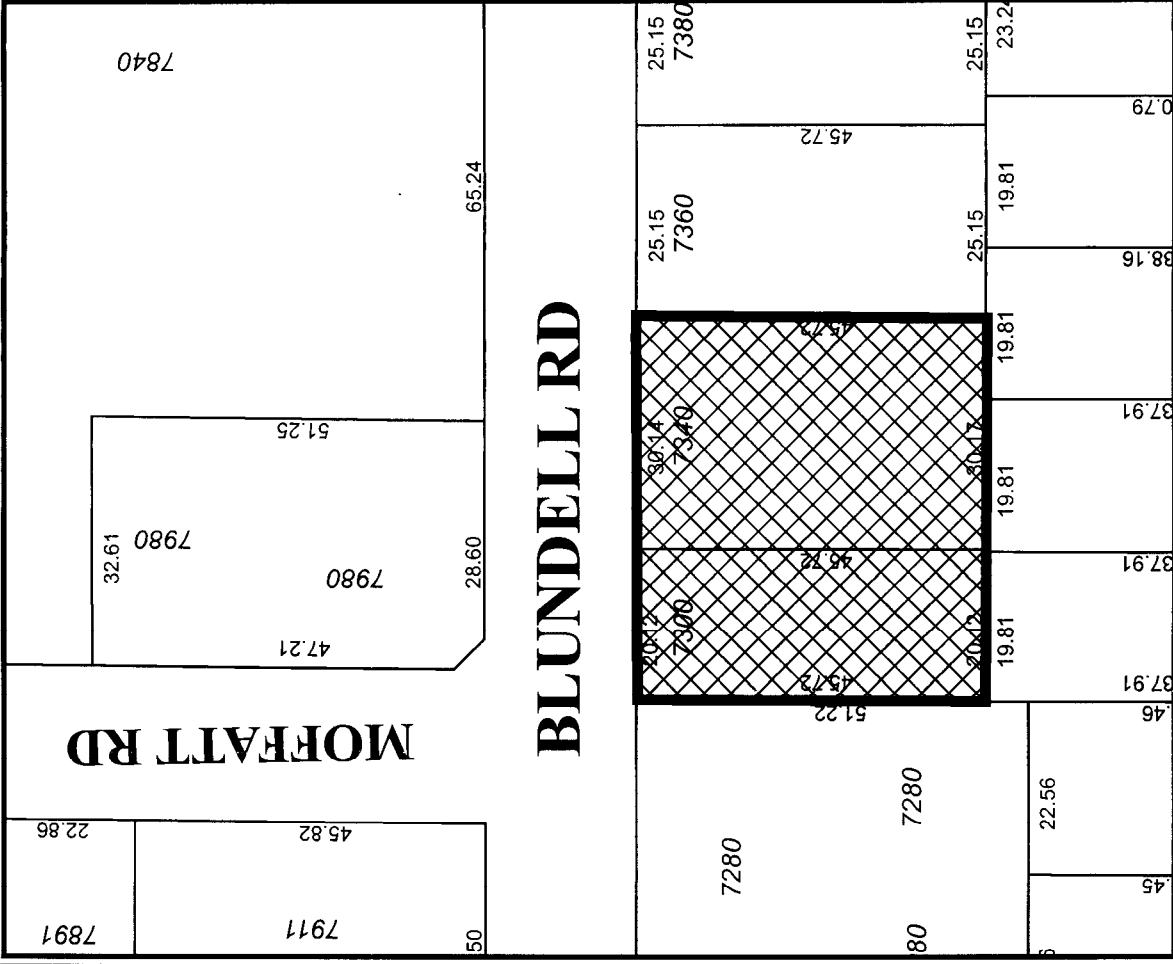
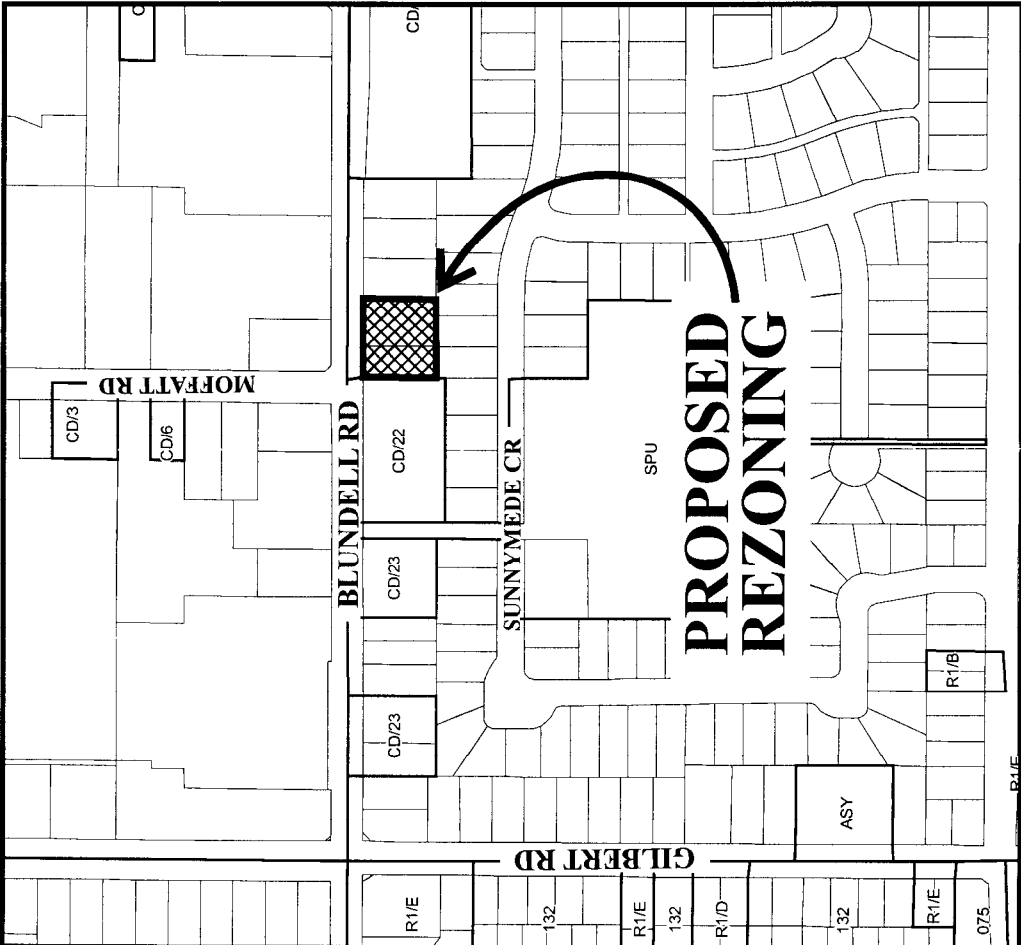
The subject application is consistent with the recently adopted amendments to the Official Community Plan (OCP) regarding lane establishment and arterial road redevelopment policies. It is also consistent with approved developments to the east and west along the south side of Blundell Road. Overall, the project is attractive and a good fit with the neighbourhood. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.



Edwin Lee
Planning Technician – Design
(4121)

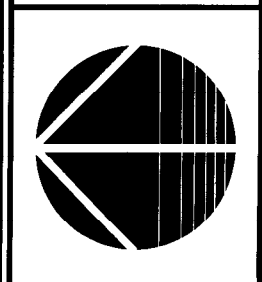
EL:blg

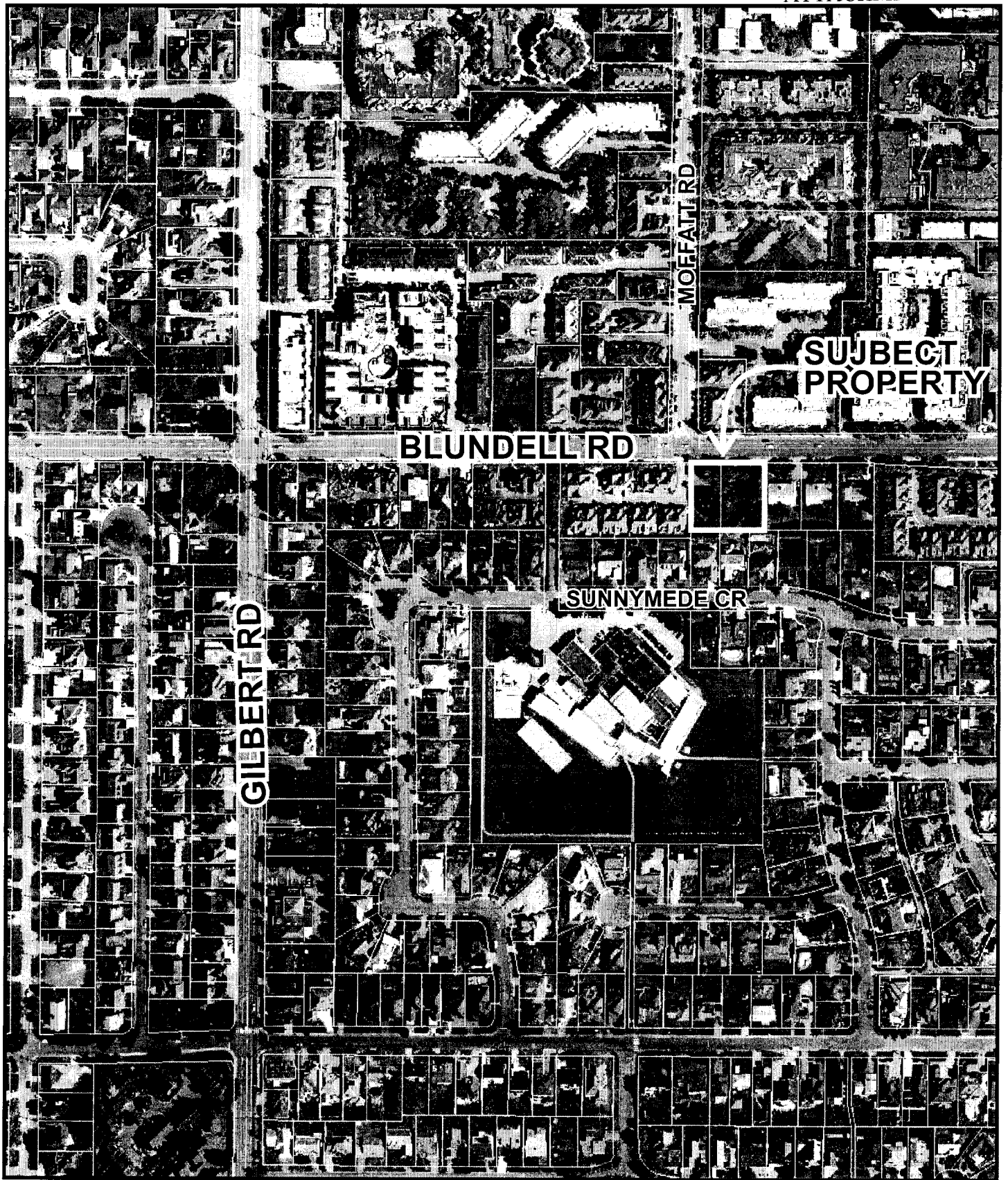
- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Sunnymede North Sub-Area
- Attachment 5: Conditional Rezoning Requirements Concurrence
- Attachment 6: Preliminary Site Plan, Elevations, and Landscape Plan
- Attachment 7: Arborist Report
- Attachment 8: Sunnymede Sub Area Plan "Access Points Map"



Original Date: 01/16/06
 Revision Date:
 Note: Dimensions are in METRES

RZ 05-320327





RZ 05-320327

Original Date: 02/01/07

Amended Date:

Note: Dimensions are in METRES

MOFFATT ROAD

SUBJECT

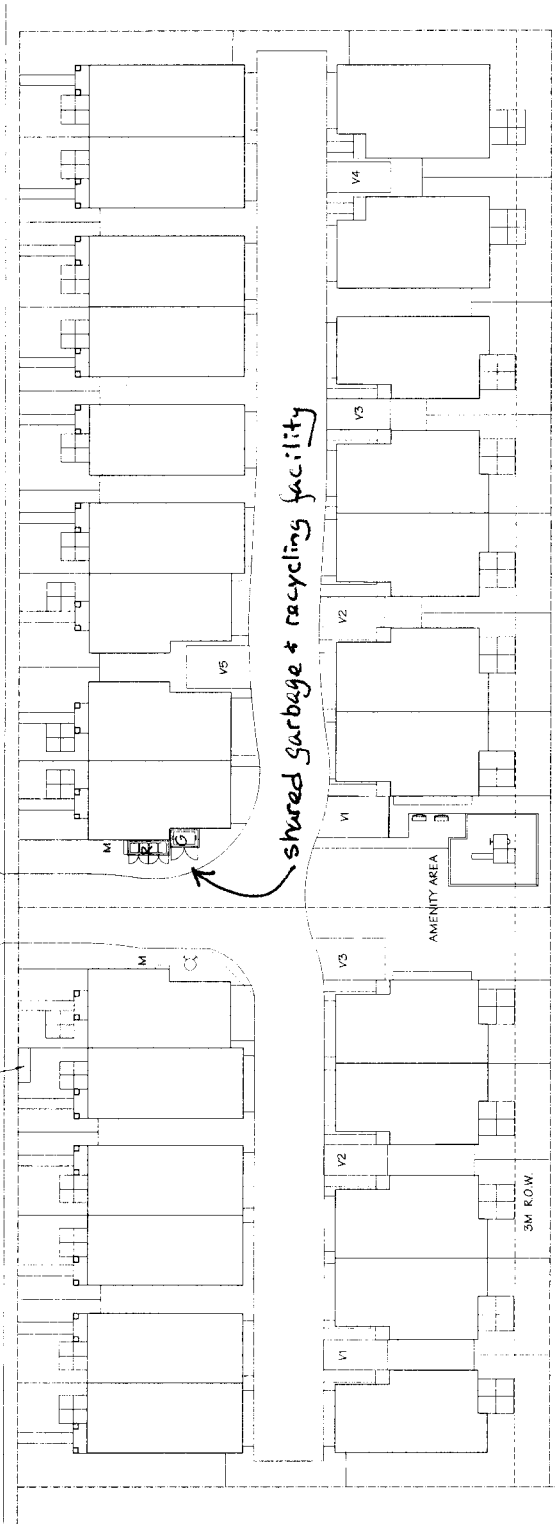
7500 3M X 105M DEDICATION FOR BUS STOP PAD 7340

RZ 05 - 320332

BLUNDELL ROAD

shared driveway

7360 7380 7420



SITE PLAN
SCALE: 1/16"=1'-0"

NO.	DATE	REVISIONS

PROJECT
TOWNHOUSE DEVELOPMENT

110 UNIT & 16 UNIT
TOWNHOUSE DEVELOPMENT

tomizo
yamamoto
architect inc.

3240 2ND ST. WASHINGTON, DC
300 15TH ST. N.W. WASHINGTON, DC
DRAWING TITLE
SITE PLAN

SCALE	SHEET NO.
1/16" = 1'-0"	
DATE: FEB 05, 2007	
DRAWN: TY	
CHECKED:	PROJECT NO: 0507-000



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

Development Application Data Sheet

RZ 05-320327

Attachment 3

Address: 7300 & 7340 Blundell Road

Applicant: Westmark Developments Ltd.

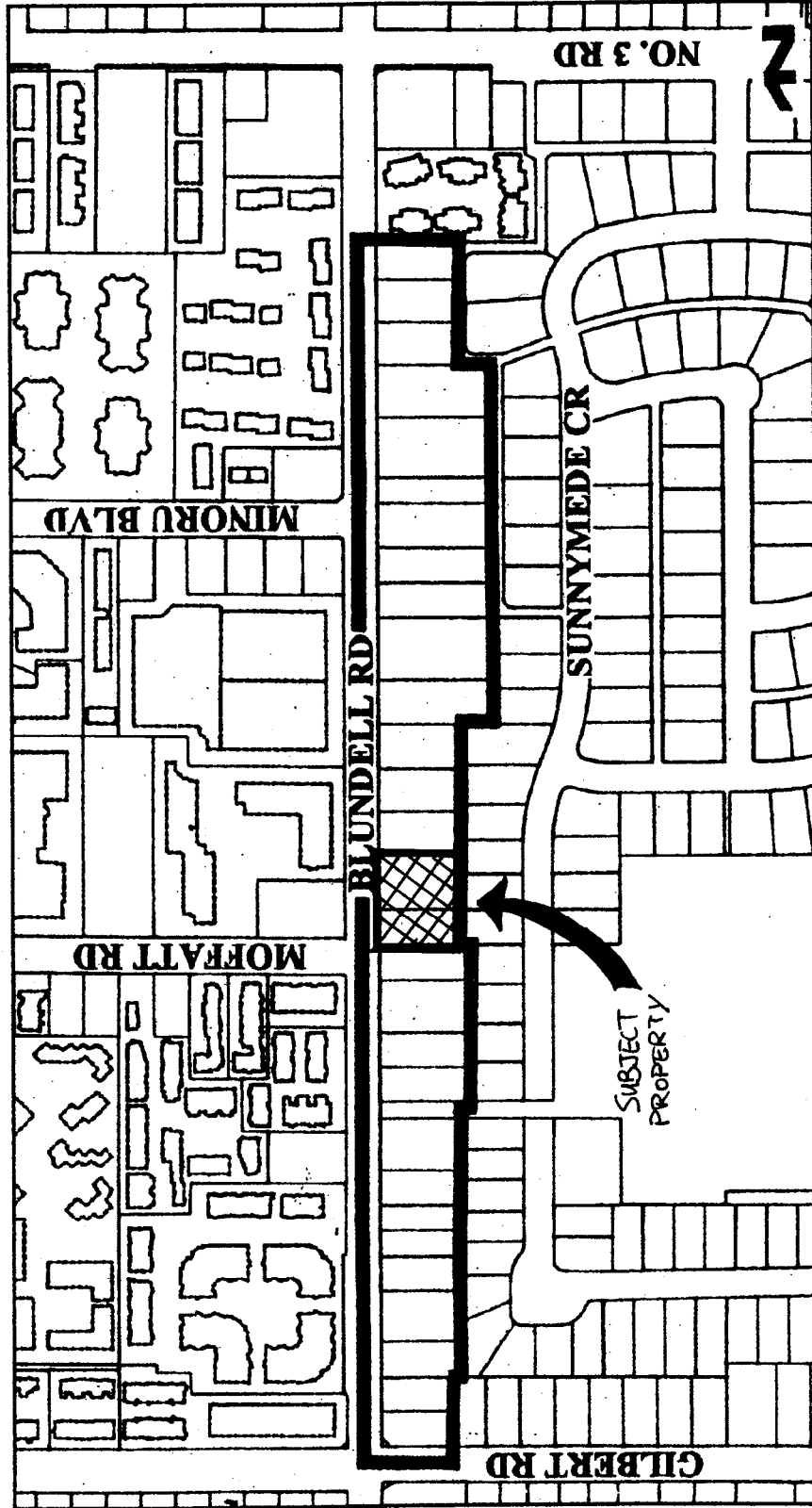
Planning Area(s): Broadmoor - Sunnymede North Sub-Area (Schedule 2.6C)

	Existing	Proposed
Owner:	Westmark Developments Ltd.	No Change
Site Size (m²):	2,297 m ² (24,729 ft ²)	2,146 m ² (23,101 ft ²)
Land Uses:	Single-Family Residential	Townhouse Residential
OCP Designation:	Low-Density Residential	Low-Density Residential
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Townhouse District (R2-0.6)
Number of Units:	2 single-family dwellings	11 townhouse units

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	21 upa	none permitted
Floor Area Ratio:	Max. 0.6 F.A.R.	0.6 F.A.R.	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Size (min. dimensions):	30 m wide x 35 m deep	43 m wide x 46 m deep	none
Setback – Front Yard (m):	Min. 6 m	6 m Min.	1.05 m for a portion of 1 building
Setback – Side & Rear Yards (m):	Min. 3 m	Min. 3 m	none
Height (m):	11 m or 3 storeys	2 storeys	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	25	25	none
Tandem Parking Spaces:	not permitted	none	none
Amenity Space – Indoor:	70 m ² or payment of cash-in-lieu	payment of cash-in-lieu of \$11,000	none
Amenity Space – Outdoor:	6 m ² per unit x 11 units = 66 m ²	95 m ²	none

BROADMOOR AREA SUNNYMEDE NORTH

DEVELOPMENT PERMIT AREA MAP



— Area Boundary

- - - - - Strata Outlines

Conditional Rezoning Requirements

7300 & 7340 Blundell Road

RZ 05-320327

Prior to final adoption of Zoning Amendment Bylaw 8149, the developer is required to complete the following requirements:

1. Consolidation of the two (2) lots into one (1) development parcel (which will require the demolition of the existing dwellings).
2. Dedication of land (approx. 3 m by 1.05 m into the site's north property line) at the existing eastbound bus stop on the far side of Moffatt Road.
3. Registration of a cross access easement over the shared driveway allowing access to/from the properties to the east at 7360/7380/7420 Blundell Road. The agreement must include an arrangement with the owners and developers of 7360/7380/7420 Blundell Road to provide a shared driveway between the two sites (7300/7340 & 7360/7380/7420 Blundell Road), and include language to ensure that the shared driveway be constructed with the first development to occur on these lands regardless of the status of the second development.
4. Registration of a cross access easement over the outdoor amenity area between the subject site and the future development site to the east at 7360/7380/7420 Blundell Road for shared use of open space.
5. Registration of a cross access easement over the garbage/recycling enclosure area. The agreement must include an arrangement with the owners and developers of 7360/7380/7420 Blundell Road to jointly provide the garbage/recycling enclosures on the east side of the shared driveway, and include language to ensure that the garbage/recycling enclosures be constructed with the first development to occur on these lands regardless of the status of the second development.
6. Contribution of \$1,000 per dwelling unit (e.g. \$11,000) in lieu of on-site indoor amenity.
7. Voluntary contribution of \$0.60 per buildable square foot (e.g. \$8,907) towards the City's affordable housing fund.
8. Registration of a Flood Indemnity Covenant (minimum 0.9 m geodetic).
9. Payment of \$6,000 towards a future decorative bus shelter at the current bus stop.
10. Payment of \$28,458.43 for storm sewer upgrades and \$7,206.65 for water upgrades.
11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to issuance of a Building Permit:

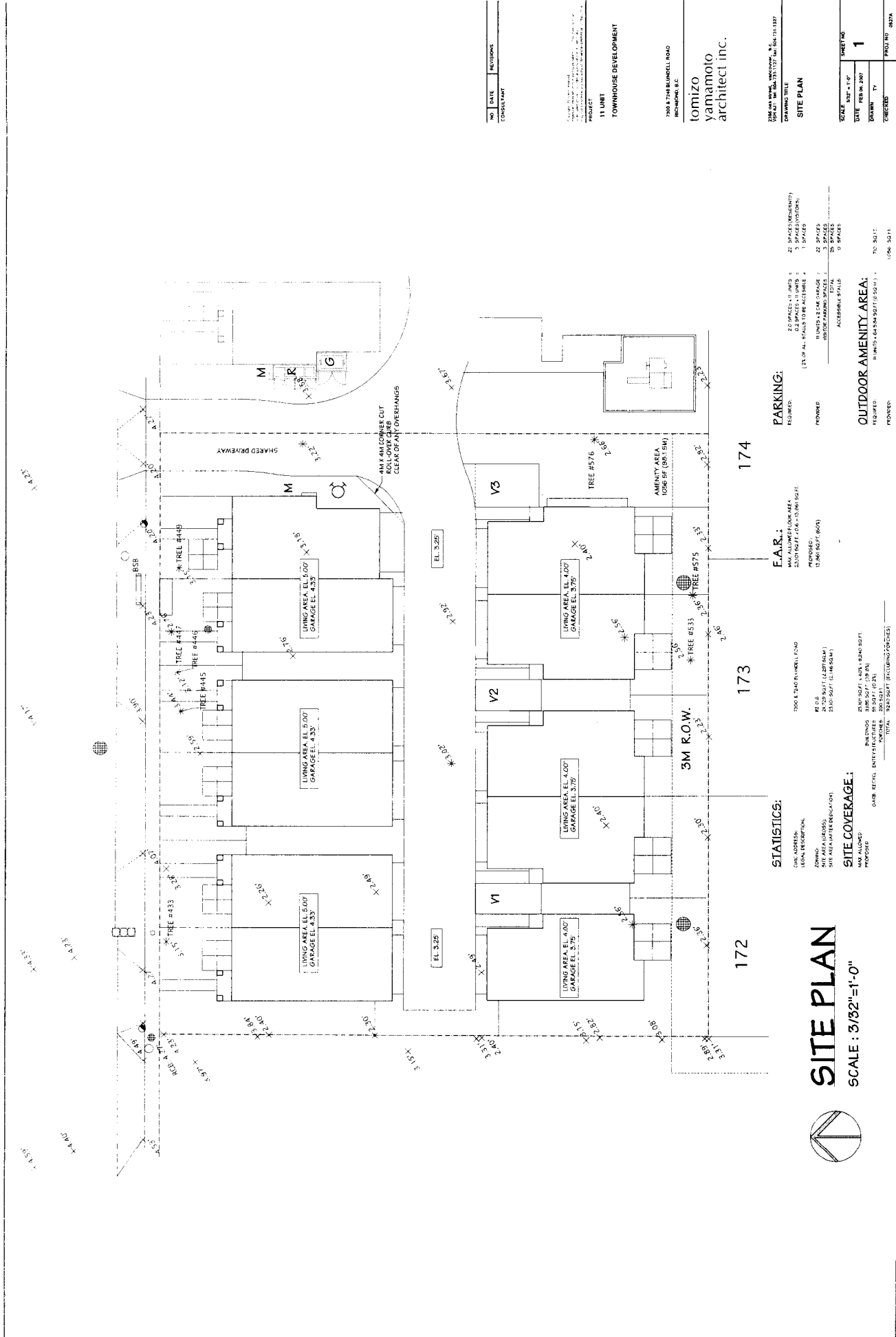
1. Construction of a bus stop pad at the existing eastbound bus stop on the far side of Moffatt Road via a City Work Order (currently a cost of \$1,500).
2. Submission of a construction parking and traffic management plan to the Transportation Department including: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

* Note: This requires a separate application.

[Signed original on file]

Signed

Date



NO.	DATE	REVISIONS

CONSULTANT

PROJECT
11 UNIT
TOWNHOUSE DEVELOPMENT

700 N. 75th BUNDLE ROAD
RICHMOND, B.C.

tomizo
yamamoto
architect inc.

2880 4th AVE., RICHMOND, B.C.
V6V 1K7 | TEL: 604-271-1127 | FAX: 604-271-1327

DRAWING TITLE
SITE PLAN

SCALE: SIZE = 1/8" = 1'-0"
DATE: FEBRU 2007
DRAWN BY: []
CHECKED BY: []
SHEET NO: 1
PROJ. NO: 202A

PARKING:

REQUIRED:	22 SPACES (11 UNITS x 2 SPACES/UNIT)
PROVIDED:	22 SPACES (11 UNITS x 2 SPACES/UNIT)
	(23 OF ALL SPACES TO BE INCLUDED IN DEVELOPMENT)

ACCESSIBLE SPACES:

REQUIRED:	2 SPACES
PROVIDED:	2 SPACES
	(2 OF ALL SPACES TO BE INCLUDED IN DEVELOPMENT)

OUTDOOR AMENITY AREA:

REQUIRED:	1 UNITS x 48-594 SQ FT (6 SQ FT)
PROVIDED:	1 UNITS x 48-594 SQ FT (6 SQ FT)

F.A.R.:

MAX. ALLOWED FLOOR AREA:	23,000 SQ FT (264,000 SQ FT)
PROPOSED:	15,960 SQ FT (180,000 SQ FT)

STATISTICS:

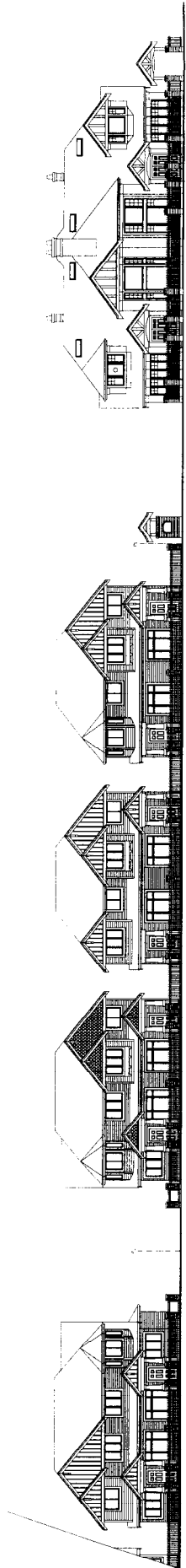
700 N. 75th BUNDLE ROAD	2500 SQ FT (27,000 SQ FT)
81.0%	2030 SQ FT (22,734 SQ FT)
23.0%	590 SQ FT (6,480 SQ FT)
TOTAL	9470 SQ FT (103,214 SQ FT)

SITE COVERAGE:

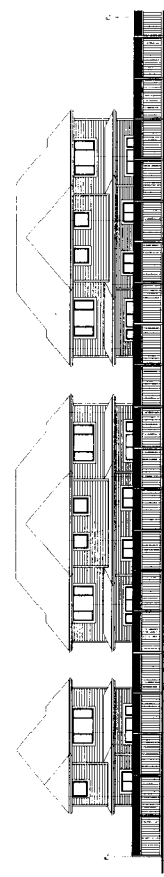
40% MIN. (MINIMUM)	3800 SQ FT (41,160 SQ FT)
50% MIN. (MINIMUM)	4750 SQ FT (51,875 SQ FT)
TOTAL	8550 SQ FT (93,035 SQ FT)

SITE PLAN
SCALE: 3/32"=1'-0"





7340
 NORTH ELEVATION - BLUNDELL ROAD
 7340



7340
 SOUTH ELEVATION - REAR YARD
 7340

NO.	DATE	REVISION

PROJECT
 TOWNHOUSE
 DEVELOPMENT
 200 E. JANE BLUNDELL ROAD
 CHANDLER, AZ

tomizo
 yamamoto
 architect inc.

1000 W. WILSON AVENUE, SUITE 100, CHANDLER, AZ 85224
 480.475.1000 FAX 480.475.1007
 WWW.TOMIZOYAMAMOTO.COM

DRAWING TITLE
 ELEVATIONS

SCALE	AS SHOWN
DATE	NOV 11, 2010
DRAWN BY	
CHECKED	
PROJECT NO.	100774

PLANT LIST

2023.07.20 10:59:10 AM

NO.	SYMBOL	COMMON NAME	REPLACEMENT	PROPOSED	BALANCE
TREES					
1	100	100' TALL	20	12	(-8)
2	120	120' TALL	24	17	(-8)
3	140	140' TALL	16	9	(-7)
4	160	160' TALL	8	0	(-8)
5	180	180' TALL	6	7	+1
SHRUBS					
A1	32	32" TALL	20	12	(-8)
A2	34	34" TALL	24	17	(-8)
A3	36	36" TALL	16	9	(-7)
A4	38	38" TALL	8	0	(-8)
A5	40	40" TALL	6	7	+1
PERENNIALS/ANNUALS/PERENNIALS/BIENNIALS					
B1	10	10" TALL	20	12	(-8)
B2	12	12" TALL	24	17	(-8)
B3	14	14" TALL	16	9	(-7)
B4	16	16" TALL	8	0	(-8)
B5	18	18" TALL	6	7	+1



7300 7340
RICHMOND
BC

PLANT LIST
/DETAIL PLAN

NO.	SYMBOL	COMMON NAME	REPLACEMENT	PROPOSED	BALANCE
1	100	100' TALL	20	12	(-8)
2	120	120' TALL	24	17	(-8)
3	140	140' TALL	16	9	(-7)
4	160	160' TALL	8	0	(-8)
5	180	180' TALL	6	7	+1

7300 7340
RICHMOND
BC

PLANT LIST
/DETAIL PLAN

NO.	SYMBOL	COMMON NAME	REPLACEMENT	PROPOSED	BALANCE
1	100	100' TALL	20	12	(-8)
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NO.	SYMBOL	COMMON NAME	REPLACEMENT	PROPOSED	BALANCE
1	100	100' TALL	20	12	(-8)
2	120	120' TALL	24	17	(-8)
3	140	140' TALL	16	9	(-7)
4	160	160' TALL	8	0	(-8)
5	180	180' TALL	6	7	+1

7300 7340
RICHMOND
BC

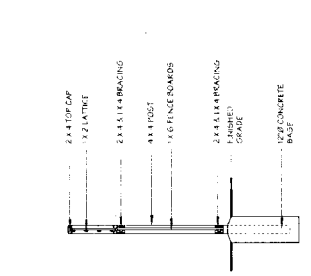
PLANT LIST
/DETAIL PLAN

7300 7340
RICHMOND
BC

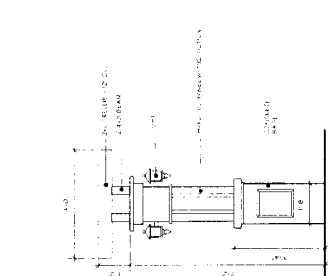
PLANT LIST
/DETAIL PLAN



1 METAL FENCE/POST DETAIL



2 WOOD FENCE



3 ARBOUR AT AMENITY AREA

NOTES

- 1. ALL MATERIALS AND VARIETIES TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 2. ALL MATERIALS AND VARIETIES TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 3. ALL MATERIALS AND VARIETIES TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 4. ALL MATERIALS AND VARIETIES TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 5. ALL MATERIALS AND VARIETIES TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 6. ALL MATERIALS AND VARIETIES TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 7. ALL MATERIALS AND VARIETIES TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 8. ALL MATERIALS AND VARIETIES TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 9. ALL MATERIALS AND VARIETIES TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 10. ALL MATERIALS AND VARIETIES TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

TREE INVENTORY LIST

WESTMARK / DAKOTA TOWNHOUSE SITE
TREE RETENTION ASSESSMENT

file 06123

NOTE:

Trees are tagged in the field for identification in the field. A cross reference to the survey # is included for convenience. Tree numbers refer to the tree assessment plan prepared by Arbortech, but surveyed for location by others. Dbh denotes the diameter of the trunk, measured in cm at 1.4 m above grade. Condition Rating scale: Poor, Fair, Good, Very Good

Tag #	Survey #	Dbh	Species	Condition	Comments	Treatment	Rationale/Notes
1	433	multi	Mountainash	Poor	Fully decayed trunk	Remove	
2	434	60	Western redcedar	Fair	Window pruned on north side for power lines, codominant with 435	RETAIN	Spiral 10% and crown cleaning pruning required.
3	435	80	Western redcedar	Good	Codominant with 434	Remove	
4	441	45	Lombardy poplar	Poor	Previously topped with decayed trunk and root rot suspected	Remove	
5	440	18	Douglas-fir	Poor	Spindly tree in suppressed growing conditions	Remove	
6	439	30	Douglas-fir	Fair	Spindly tree in suppressed growing conditions	Remove	
7	438	38	Sycamore maple	Poor	Twin stems weakly joined, spindly form, codominant class	Remove	
8	437	50	Sycamore maple	Poor	Twin stems weakly joined, spindly form, codominant class	Remove	
9	436	45	Douglas-fir	Fair	One sided crown heavy toward the east, codominant crown class	Remove	
10	443	45	Western redcedar	Poor	Roots damaged on west side, topped and side pruned	Remove	
11	560	35	Cherry	Poor	Heavily pruned and headed with decay in scaffold limbs and bacterial blight throughout.	Remove	
12	535	35	Douglas-fir	Poor	Previously topped at 3 to 5 m high as a hedge and left to grow weak leaders from the old topping wound.	Remove	
13	536	36	Douglas-fir	Poor	Previously topped at 3 to 5 m high as a hedge and left to grow weak leaders from the old topping wound.	Remove	
14	537	65	Douglas-fir	Poor	Previously topped at 3 to 5 m high as a hedge and left to grow weak leaders from the old topping wound.	Remove	
15	538	50	Douglas-fir	Poor	Previously topped at 3 to 5 m high as a hedge and left to grow weak leaders from the old topping wound.	Remove	
16	540	23	Sawara cypress	Poor	This tree is partially failed by windthrow toward the east	Remove	
17	541	37	Sawara cypress	Poor	Spindly subdominant tree	Remove	
18	564	25	Cherry	Poor	Heavily pruned and headed with decay in scaffold limbs and bacterial blight cankers throughout.	Remove	
19	562	40	Western redcedar	Good	Open grown tree with stout forand good trunk taper.	Remove	
20	533	120	Weeping willow	Poor	Leans north with a fully decayed trunk and severe dieback.	Remove	
21	575	40	Plum	Poor	Leans north, decay in the trunk and heavy suckering noted.	Remove	
22	576	65	Red oak	Good	Open grown large tree in dominant position of the canopy	RETAIN	Prune to raise crown and for improved structure of scaffold limbs.

TREE INVENTORY LIST

WESTMARK / DAKOTA TOWNHOUSE SITE
TREE RETENTION ASSESSMENT

file 06123

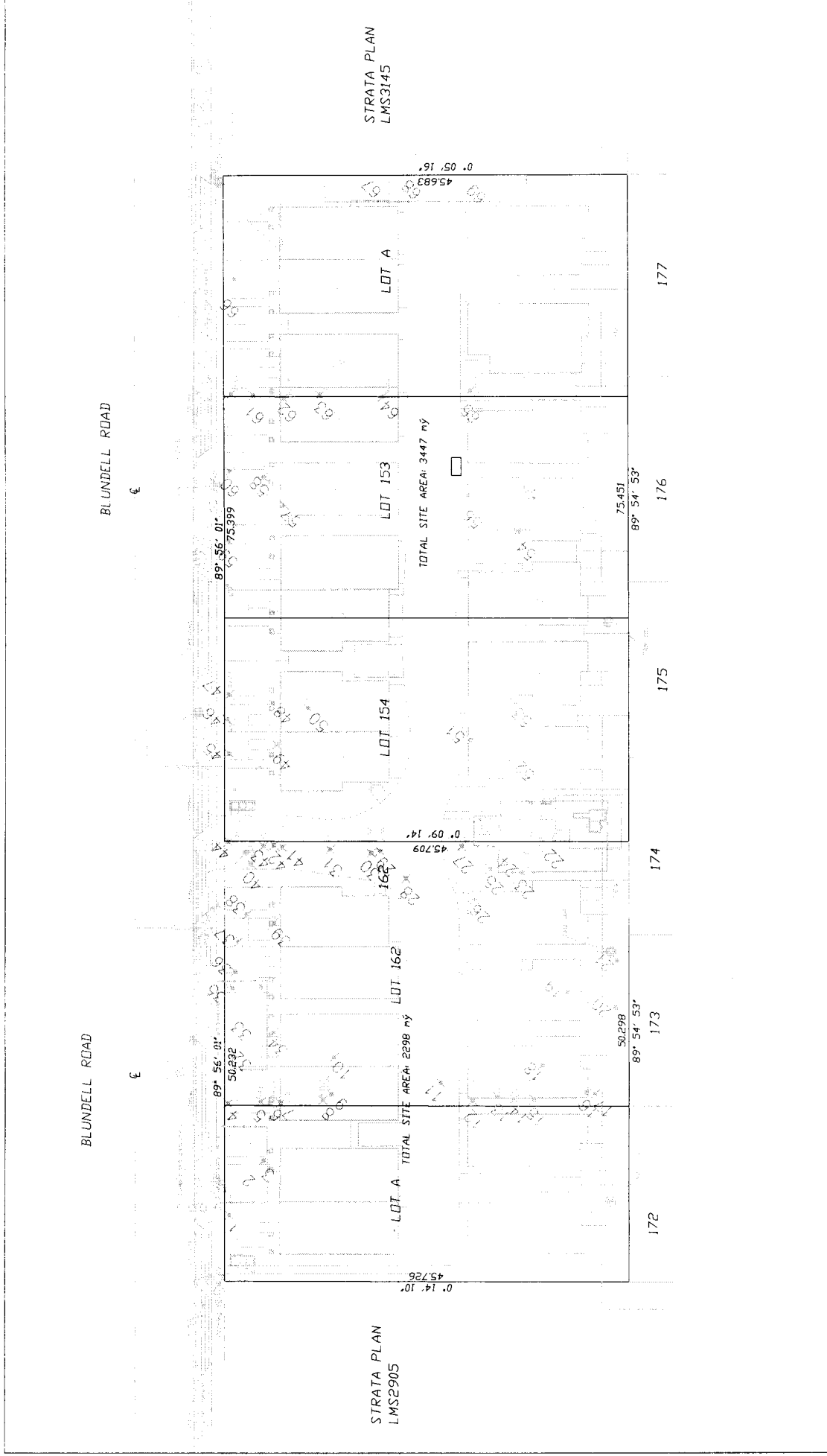
Tag #	Survey #	Dbh	Species	Condition	Comments	Treatment	Rationale/Notes
23	578	20	Apple	Poor	Dying tree with severe decay in trunk.	Remove	
24	577	35	Western redcedar	Good	Stout tree with full crown but subdominant under north side of 576.	RETAIN	
25	579	25	Apple	Poor	Half dead with severe decay noted.	Remove	
26	571	45	Cherry	Poor	Weak included bark scaffold union and cankers throughout.	Remove	
27	580	20	Western redcedar	Fair	Subdominant position in canopy of grove but with stout form and moderately full crown.	Remove	
28	570	35	European birch	Poor	Severe lean toward the south with signs of buckling.	Remove	
29	595	40	Douglas-fir	Fair	Trunk sweeps toward the south and codominant with 594.	Remove	
30	594	60	Douglas-fir	Fair	Trunk sweeps toward the north and codominant with 595.	Remove	
31	593	55	Western redcedar	Fair	Open grown with subdominant branch that is vertically oriented growing from the base.	Remove	
32	445	70	Douglas-fir	Poor	Previously topped with two leaders weakly attached at 7m high and side pruned for power line clearance	RETAIN	Conditional retention only, subject to pruning and aerial inspection of unions.
33	446	45	Douglas-fir	Poor	Previously topped with two leaders weakly attached at 7m high and side pruned for power line clearance	RETAIN	Conditional retention only, subject to pruning and aerial inspection of unions.
34	444	25	Norway spruce	Poor	Spindly and leans south with asymmetry to the south as well	Remove	
35	447	35	Lawson cypress	Poor	Subdominant class tree that was previously topped and leans north	Remove	
36	448	45	Douglas-fir	Poor	Previously topped with two leaders weakly attached at 7m high and side pruned for power line clearance.	Remove	
37	449	55	Horsechestnut	Poor	Previously topped and one sided with a heavy crown to the south.	Remove	
38	452	30	Lawson cypress	Poor	Leans east in a crowded grove and subdominant growing conditions.	Remove	
39	450	18	Purple plum	Poor	Decayed trunk with subdominant class, a spindly leader and asymmetric crown heavy to the east.	Remove	
40	523	35	Lawson cypress	Poor	Shaded out by adjacent trees in grove, subdominant class tree.	Remove	
41	592	38	Douglas-fir	Good	Codominant tree with 591.	Remove	
42	591	45	Douglas-fir	Good	Codominant tree with 592	Remove	
43	590	25	Douglas-fir	Fair	Subdominant class tree.	Remove	
44	522	26	Black locust	Poor	Topped resulting in kinked trunk and minimal LCR.	Remove	
45	453	50	Horsechestnut	Poor	Topped at 2.5m with no live crown remaining.	Remove	
46	455	20	Sycamore maple	Poor	Topped at 2.5m with no live crown remaining.	Remove	
47	456	20	Sycamore maple	Poor	Topped at 2.5m with no live crown remaining.	Remove	
48	596	38	White pine	Fair	Dense crown growing in open conditions.	Remove	

TREE INVENTORY LIST

WESTMARK / DAKOTA TOWNHOUSE SITE
TREE RETENTION ASSESSMENT

file 06123

Tag #	Survey #	Dbh	Species	Condition	Comments	Treatment	Rationale/Notes
49	521	16	Sycamore maple	Fair	Young tree.	Remove	
50	597	13	Western redcedar	Fair	Young tree.	Remove	
51	631	32	Common fig	Fair	Heavy lean and asymmetric crown toward the south.	Remove	
52	630	20	Cherry	Poor	Bacterial blight cankers observed throughout and decay noted.	Remove	
53	629	26	Cherry	Poor	Bacterial blight cankers observed throughout and decay noted.	Remove	
54	628	22	Cherry	Poor	Bacterial blight cankers observed throughout and decay noted.	Remove	
55	627	30	Cherry	Poor	Bacterial blight cankers observed throughout and decay noted.	Remove	
56	626	30	Common fig	Fair	Heavy lean and asymmetric crown toward the south.	Remove	
57	462	25	Douglas-fir	Good	Young vigorous tree with full crown in open site.	Remove	
58	607	23	White pine	Fair	Moderately one sided crown is heavy toward the south.	Remove	
59	457	45	Horsechestnut	Poor	Topped at 2.5m with no live crown remaining.	Remove	
60	461	60	Sycamore maple	Poor	Topped at 2.5m with no live crown remaining.	Remove	
61	663	36	Western redcedar	Poor	Part of old hedge that was previously topped and let go to form 6 to 7 m tall weak leaders from a height of 4m - probable failure risk.	Remove	
62	664	45	Western redcedar	Poor	Part of old hedge that was previously topped and let go to form 6 to 7 m tall weak leaders from a height of 4m - probable failure risk.	Remove	
63	665	50	Western redcedar	Poor	Part of old hedge that was previously topped and let go to form 6 to 7 m tall weak leaders from a height of 4m - probable failure risk.	Remove	
64	666	60	Western redcedar	Poor	Part of old hedge that was previously topped and let go to form 6 to 7 m tall weak leaders from a height of 4m - probable failure risk.	Remove	
65	675	60	Douglas-fir	Poor	Open grown however signs of decline are noted in foliage and cone crop, indicating chronic stress and low viability.	Remove	
66	493	100	Deodar cedar	Poor	Topped with new leaders weakly attached at 8.0m high. Weak union of 3 stems at the base of the tree.	Remove	
67	472	40	Western redcedar	Good	Full crown, open grown. Protected on adjacent development.	RETAIN	Root pruning required on west interface with building excavation.
68	471	50	Western redcedar	Good	Full crown, open grown. Protected on adjacent development.	RETAIN	Driveway must be shortened in proximity to tree to avoid root loss.
69	470	65	Horsechestnut	Fair	Some decay in trunk noted, and pruned on east side. Protected on adjacent development.	RETAIN	Root pruning required on west interface with building excavation.



TREE RETENTION AND REPLACEMENT PLAN

Client: WESTMARK / DAKOTA
 Project: TOWNHOUSE DEVELOPMENT PROPOSAL
 Site: 7300 to 7420 BLUNDELL ROAD, RICHMOND

Scale 1: 400

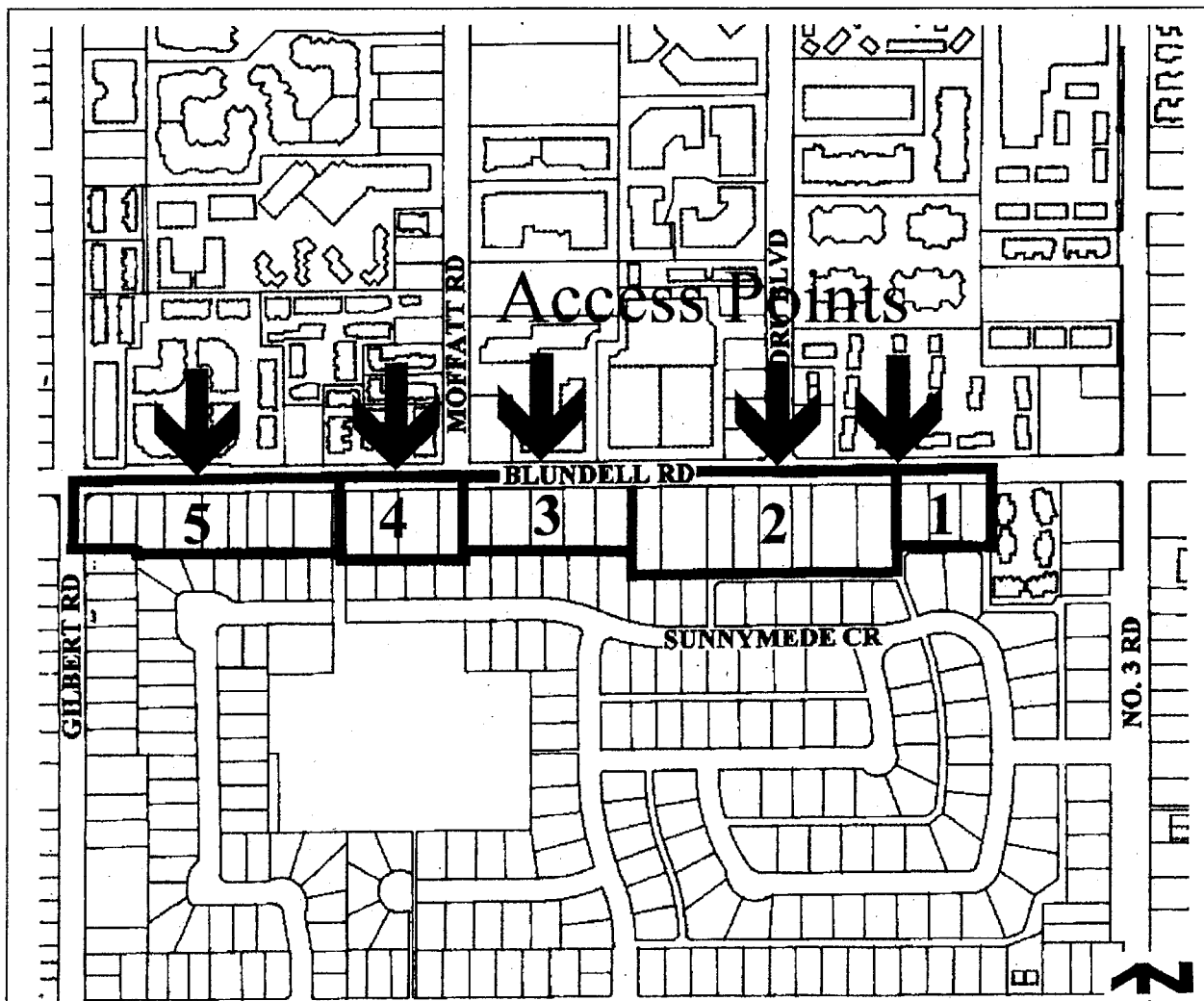
LEGEND

- denotes TREE NUMBER. Refer to tree inventory for type, size and condition data.
- denotes tree to be REMOVED.
- denotes tree to be REMOVED for hazard mitigation.
- denotes tree to be TRANSPLANTED for use on or off site.
- denotes TREE PROTECTION FENCE to be installed to Tree Retention Area (TRA) limits.

08123TRP 01 AUG 2006

BROADMOOR AREA SUNNYMEDE NORTH

Access Points Map





Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8149 (RZ 05-320327)
7300 & 7340 BLUNDELL ROAD

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it TOWNHOUSE DISTRICT (R2-0.6).

P.I.D. 008-690-952

Lot "A" Section 20 Block 4 North Range 6 West New Westminster District Plan 25027

and

P.I.D. 003-586-375

Lot 162 Section 20 Block 4 North Range 6 West New Westminster District Plan 42580

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8149".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Horizontal lines for recording readings and requirements.

CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER